Prepared by: Roy A. Miles, Jr., 415 Nashville Trust Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4401 PAGE 526

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brownie L. Spain	Same	Map 83-6
(NAME)	(NAME)	Par. 163
2021 Benjamin Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Three Thousand Seven Hundred Fifty and no/100 ($3,750.00) * * * * * * * * * * * * * *Dollars,* cash in hand paid, the receipt of all of which is hereby acknowledged,

we, Annie Pearl Patterson, Flossie S. Miller, and Donie S. Embry

have this day bargained and sold, and do hereby transfer and convey unto the said Brownie Lea Spain and her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 12 on the original plan of Brownsville, as of record in Book 2, page 9, Register's Office for said County.

Beginning on the northerly margin of Locke Street, 550 feet easterly from the easterly margin of Scott Avenue, being the southeast corner of a lot conveyed by Floyd Elliott and wife, to Thomas Earl Miller, by deed of record in Book 831, page 674, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Locke Street easterly 50 feet, thence at right angles northerly 210 feet to the southerly margin of a proposed alley; thence westerly 50 feet to the said Thomas Earl Miller's northeast corner, thence with the said Miller's east line southerly 210 feet to the beginning; and being part of the same property conveyed to Ethel A. Elliott by deed from Samuel A. Welburn and wife, Lucille S. Wellburn, as recorded in Book 563, page 42, Register's Office for Davidson County, Tenn.

Being the same property conveyed to Flora A. Spain by deed from Ethel A. Elliott, et ver, Floyd Elliott, of record in Book 1025, page 635, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $3,750.00

Subscribed and sworn to before me, this the 2nd day of March 19 70

Affiant Donie S. Embry

My commission expires: 10-30-73 (Affix Seal)

Notary Public Judy C. Fisher

This is unimproved ( ) improved (✓) property, known as 2021 Benjamin Street, Nashville, Tenn. (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Brownie Lea Spain, and her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Brownie Lea Spain and her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* March, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Annie Pearl Patterson Donie S. Embry

Flossie S. Miller

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy C. Fisher, *a Notary Public in and for said County and State,* Annie Pearl Patterson, Flossie S. Miller, and Donie S. Embry

the within named bargainor S., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 2nd *day of* March, *19*70.

Judy C. Fisher
Notary Public

Commission expires 10-30-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

ANNIE PEARL PATTERSON, FLOSSIE S. MILLER & BROWNIE LEA SPEAIN

TO DONIE S. EMBRY

A 70258

IDENTIF. REFERENCE

MAR 5 11 47 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-5 70	CONV	*3,750.00				
MAR-5 70	S'TAX		A*	9.62		
MAR-5 70	PR'FEE		A*	.50		
MAR-5 70	W'DEED		A*	3.00	*	13.12

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